

VILLAGE OF BURR RIDGE COMMUNITY DEVELOPMENT DEPARTMENT

REGULATIONS FOR FENCES ON RESIDENTIAL PROPERTIES

Before you begin construction of a fence, it is very important that you become familiar with the Village of Burr Ridge building and zoning regulations which apply. This pamphlet has been prepared by the Village of Burr Ridge Community Development Department to assist you in this process by summarizing those regulations, as well as the procedures which you must follow. It is our hope that this information will be helpful to you.

Please remember that the Village regulations exist for your protection and that the Community Development Department is operated for your benefit. If you have questions which are not answered in this pamphlet, please call the Village Hall at (630)654-8181, extension 122.

BEFORE YOU START....

- Zoning restrictions on your property.
- Any restrictive covenants recorded against your property which regulate structures. Even if you do not have an active homeowners association, there may be restrictive covenants. The Village does not have such records. A copy of any restrictive covenants should have been given to you during your closing. If not, check your title report for a reference to them. Covenants are recorded against the land; once you have the document number from your title report, you can obtain a recorded copy from the County Recorder.
- Make sure the contractor you hire is reputable. As the property owner, you are responsible for what takes place. Therefore, it is even more important to be careful in selecting a contractor.

MAKE SURE YOU HAVE A BUILDING PERMIT BEFORE CONSTRUCTION STARTS

ONCE YOUR FENCE IS UNDER CONSTRUCTION.....

- **DO NOT** ask your contractor to make changes from the approved plans without first obtaining approval from the Community Development Department.
- **MAKE SURE** that all required inspections are requested. Failure to have a required inspection could be very costly to you and could delay progress on your building project.
- **REMEMBER** that the Community Development Department is here to help you. When in doubt, it is always best to ask before you do anything regarding your construction in progress.

Zoning Restrictions

Fences – Residence District

- Each one-foot wide segment extending over the entire length and height of the fence, shall have 50 percent of the surface area in open spaces which afford direct views through the fence.
- Open fences shall not be more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence
- Such fences shall be permitted, unless otherwise provided, herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the corner side yard line (Appendix II).
- All fence posts and all supports must face the interior of the property on which it is located.
- Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited.

Fences for Swimming Pools

In-ground swimming pools shall be enclosed with a fence at least four feet in height, but not to exceed five feet in height. Openings in the fence shall not pass a 4 inch diameter sphere through the spaces. The clearance between the ground and the bottom of the fence shall not exceed 2 inches. Fences shall have 50% of the surface area in open spaces as defined above.

Access gates shall open outward away from the pool and shall be self-closing and have self-latching devices. The release mechanism of the self-latching device shall be located 54 inches above the bottom of the gate. When the 54 inch height requirement for latching devices cannot be accommodated, the release mechanism shall be located on the pool side of the gate, 3 inches below the top of the gate, and the gate shall have no opening greater than one-half inch within 18 inches of the release mechanism.

What do I need to submit when applying for a permit to construct a fence:

- Completed Permit Application (attached)
- Legal Plat of Survey – 2 Copies
Show all buildings, setbacks and easements with the proposed location of the fence drawn in red ink.
- Provide a fence elevation or brochure showing the height, spacing of pickets and material.

Fees:

- Permit Fee \$50.00

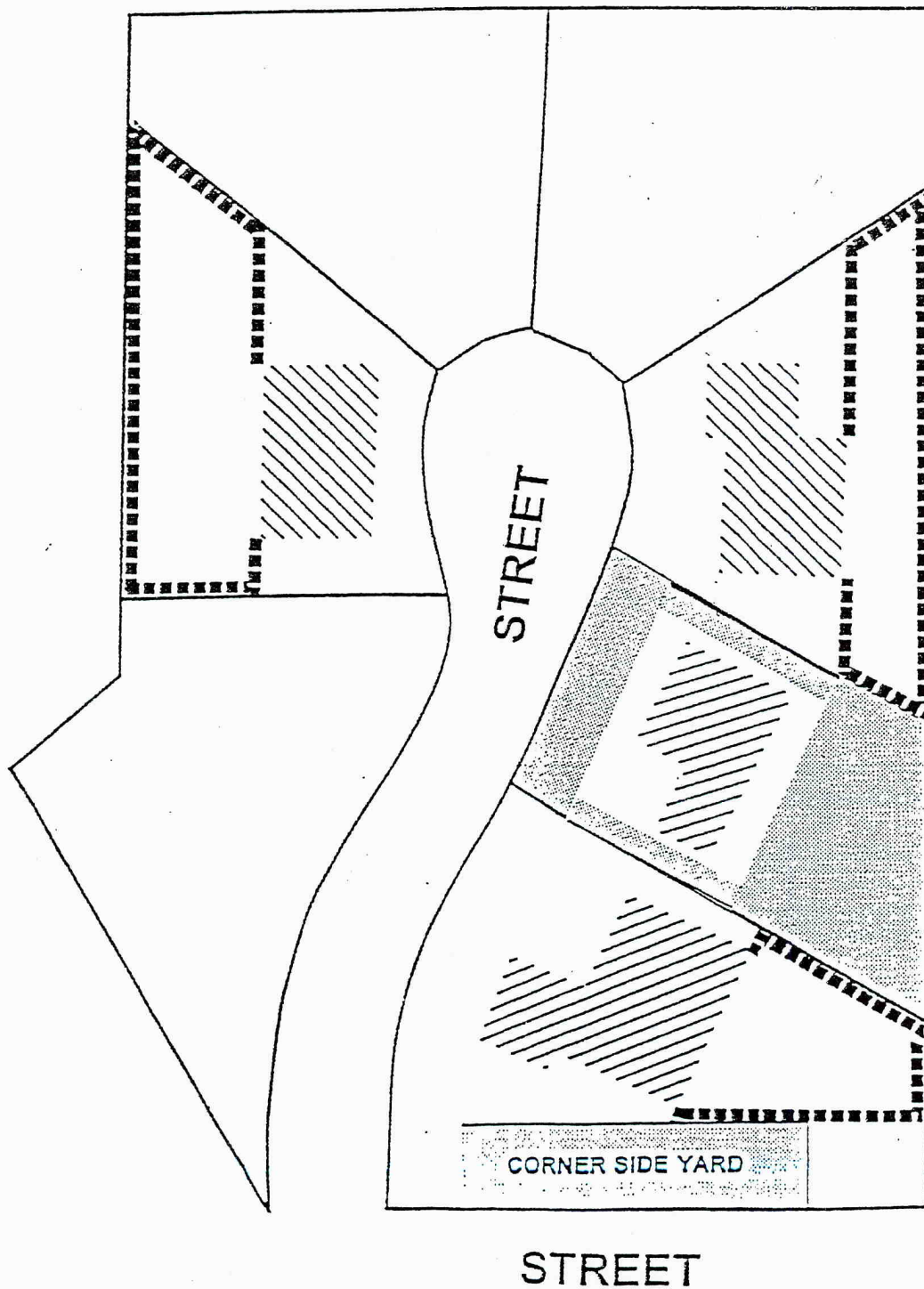
APPENDIX 11
FENCES IN RESIDENCE DISTRICTS



REQUIRED YARDS

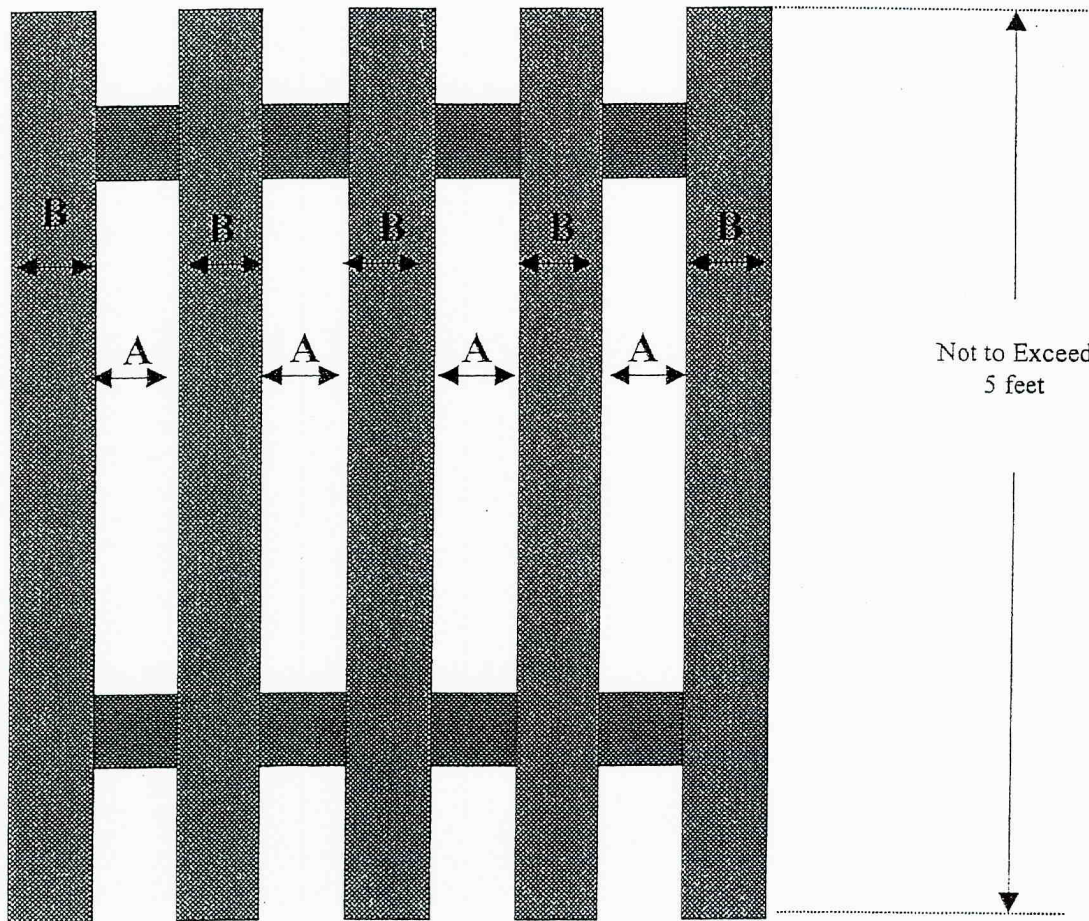


5 FT. HIGH OPEN FENCE



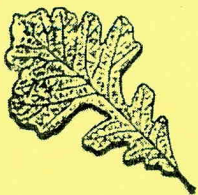
APPENDIX II-B

DEFINITION OF OPEN FENCE



FENCE, OPEN: A fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.

Note: In the example above, A must be equal to or greater than B.



APPLICATION FOR FENCE PERMIT

PERMIT # _____ APPLICATION DATE _____

SITE ADDRESS: _____

LOT # _____ SUBDIVISION _____

OWNER _____ PHONE # _____

CONTRACTOR _____

CONTRACTOR ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

CONTRACTOR PHONE # _____

DESCRIBE THE FENCE FULLY: (include construction material, spacing, height and brochure)

Provide 2 copies of a Legal Plat of Survey showing proposed location of fence.

Note: It is recommended that the applicant check subdivision covenants for fence restrictions.

Owner/Applicant Signature _____

Approved _____ Date _____

Permit Fee _____ Date Paid _____